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Planning Board Minutes

Thursday December 15, 2005

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Memorial Building
150 Concord Street, Public Hearing Room

8 Those present: Thomas Mahoney, Chairman, Ann Welles, Vice Chairman, Sue Bernstein and
9 Andrea Carr-Evans Absent: Carol Spack, Clerk. Also present: Jay Grande, MaryRuth Reynolds
10 and Jessica Levengood.
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12 **Meeting was called to order at 7:35 pm**
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14 **I. Discussion, Downtown Infrastructure, William Sedewitz**

15 The Board discussed the downtown infrastructure with Bill Sedewitz, who gave a
16 brief overview of what is happening with water and sewer issues south of the railroad
17 tracks. He stated that the master plan for both the water and sewer are in the works
18 and that they have also received a draft comprehensive waste water plan which is
19 being reviewed. Generally downtown is still being assessed but they will be happy to
20 come back for another discussion when all the reports are ready. General issues were
21 discussed including; sewer standards, looped water mains, items that might need to be
22 addressed that the Board could find funding for through their reviews, and the need
23 for consultants with projects before the Board. Bill will remain at the hearing for
24 input during the 380 Waverly Street hearing.

25 **II. Miscellaneous Administrative**

26 a. The applicant for 49 New York Ave has, requested the Board's approval
27 to obtain a building permit for the steel construction of the project located at that
28 address. *Ann Welles moved to authorize Jay Grande to be able to respond to*
29 *Doc#1129, that the applicant can proceed at their own risk with the steel*
30 *construction. Carol Spack seconded the motion. The vote was 5 in favor and 0*
31 *opposed.*
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1 **III. Continued Public Hearing for Site Plan Review Approval, Special Permit for**
2 **Use, Special Permit for Reduction in the Required Number of Parking Spaces,**
3 **Special Permit for Dimensional Relief from Off-Street Parking Requirements**
4 **and Public Way Access Permit, Murphy and McManus, 380 Waverly Street,**
5 **Community Health Center.**

6 In attendance were Paul Galvani, Matt Assia, Zoila Feldman, Rick Bryant and Peter
7 McManus. Doc#1138-05 and 1127-05 were noted. The Board discussed the
8 infrastructure around the site with Bill Sedewitz. Bill stated that the water and sewer
9 uses would be within the capacity of the existing systems to operate and are adequate
10 for the proposed project. He also noted that they did not anticipate a problem with the
11 fire flow, and that in fact there was the possibility to reduce the size of the pipes. The
12 Storm water drainage still has open issues but they are working with the applicant to
13 resolve them. The Board reviewed the revised mitigation proposal, making changes in
14 the priorities of the listed items.

15 *This hearing was continued to January 12, 2006 at 9:00 pm.*

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17 **IV. ANR Review 14 Second Street**

18 Brian Nelson was in attendance. The applicant stated that this ANR was for the
19 purpose of adjusting a lot line to correct for a foundation misplacement. All taxes
20 were paid and the Acting Town Engineer has recommended endorsement of the plan.
21 *Carol Spack moved to endorse a certain plan of land in Framingham prepared for*
22 *King RE LLC showing Lots 3& Lot 4A on Second Street and with new Lot 5 with a*
23 *plan date of November 5, 2005. Andrea Carr-Evans seconded the motion. The vote*
24 *was 5 in favor and 0 opposed.*

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26 **V. Public Hearing for Special Permit for Use, Special Permit for Reduction in the**
27 **Required Number of Parking Spaces, Site Plan Review Approval and Public**
28 **Way Access Permit, 624 Waverly Street, Walgreens, Realm Realty Company,**

29 In attendance were Paul Galvani, Tom McAlister, Dan Curtlin, George Kamarsh,
30 Michele Carlson, Steve Findlin and Tom Stokes, the Boards 593 Consultant. Paul
31 stated that they have filed for a reduction in parking with the plan now showing 88

spaces the actual requirement would have been 114 spaces. Paul noted that the ZBA has granted its approval of the setback variance request due to the canopy over hang at the Saucier Street side. Michelle briefly reviewed the revised site plans, noting changes in the island at the entrance off Waverly, and the change of the Mellon Street opening to an exit only. Tom Stokes updated the Board on the changes and concerns addressed with this revision, in response to his comments. He noted that he still has concerns with the entrance off Waverly Street and felt that the side street entrances should be encouraged. The Board would like the Waverly Street entrance to be a right in only with no exit there at all. The Board reviewed the building design and generally was not pleased, wanting the applicant to rework the design, noting the side looked like a back and that residents do live nearby. They would like to get a 593 consultant onboard for review of the building design; they agreed on Mike Davis.

This hearing was continued to January 19, 2006 at 7:45 pm.

VI. Miscellaneous Administrative

a. Covenant Extension, Brimstone Estates OSRD/Subdivision ~ The applicant is requesting an extension of the covenant to October 30, 2006. Jay felt that there was no need to extend, but recommends that the Board sign the covenant subject to his verifying that items 1 & 7 with Con Com have been resolved. *Ann Welles moved to sign the covenant, subject to items 1 & 7 being satisfactorily addressed for Con Com. Andrea Carr-Evans seconded the motion. The vote was 5 in favor and 0 opposed.*

b. Budget ~ Jay would like to add a not to exceed \$1,500.00 to the budget. Jay is also to draft a letter with our space needs and send it to the Town Manager. The Board supported the \$1,500.00 increase in the budget.

VII. Executive session

Ann Welles moved to enter in to executive session for the purpose of a discussion of

1 *litigation with Nexum and to return to regular session for the purpose of*
2 *adjourning. Andrea Carr-Evans seconded the motion. The roll call vote all in*
3 *favor.*
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6 **VIII. Meeting Adjournment**

7 *Ann Welles moved to adjourn. Carol Spack seconded the motion. The vote was 5 in*
8 *favor and 0 opposed. The meeting adjourned at 11:45pm.*
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12 Respectfully submitted,
13 Mary Reynolds
14 Recording Secretary
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16 ****THESE MINUTES WERE APPROVED WITH AMENDMENTS AT THE PLANNING**
17 **BOARD MEETING OF MARCH 9, 2006.**
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Thomas Mahoney, Chairman
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